



AGENDA

TOWN OF DOLORES COLORADO

DOLORES ATTAINABLE HOUSING TASK FORCE

AUGUST 31ST, 2023, MEETING/WORKSHOP 6:30 P.M.

THE MEETING WILL BE HELD AT TOWN HALL 420 CENTRAL AVENUE.

IF YOU WISH TO ATTEND VIRTUALLY, PLEASE VISIT THE TOWN WEBSITE UNDER PROJECTS - ATTAINABLE HOUSING TASK FORCE FOR THE ZOOM LINK

<https://townofdolores.colorado.gov>

Starting at 6:30 p.m.

- 1. CALL TO ORDER**
- 2. ROLL CALL:**
- 3. Discussion of Rural Homes contract with the possibility of additional work**
- 4. Discussion of Recent Ordinances related to workforce housing**
- 5. Discussion of recent/future grant applications**
- 6. Citizens to address the Task Force: This is an opportunity for citizens to address the Board at this time.** The Task Force encourages public comment by the following sources: Live at the Town Hall, virtually via ZOOM (see the Town Website for the link), or by submitting your comments, via email, to the Town Clerk at tammy@townofdolores.com any time before the dated Board meeting.
- 7. Task Force Discussion/Recommendations to the Town Board**
- 8. Future meetings**

DOLORES HOUSING TASK FORCE

NOTES

JUNE 13, 2023 6:30 P.M

420 CENTRAL AVE DOLORES CO. 81323

OR VIRTUALLY BY THE LINK BELOW:

Join Zoom Meeting

<https://us06web.zoom.us/j/87452013864>

Meeting ID: 874 5201 3864

One tap mobile

+17193594580,,87452013864# US

+12532158782,,87452013864# US (Tacoma)

1. **CALL TO ORDER.** Manger Charles called the meeting to order at 6:33 p.m.
2. **ROLL CALL** Present at the meeting were Leigh Reeves and Sheila Wheeler (Board of Trustees), Linda Robinson and Dan Heeney (Planning and Zoning), Task Force members Jen Stark, Lainey Beyhan, Kirk Swope, Larry Engle, and Reece Blincoe. Staff members present, Manger Charles Building Official Doudy, Attorney Kelly and Assistant Clerk Swope. Presenter Paul Majors of Rural Homes Inc. and Nancy Dosedall of SEH Inc. Also present were several 19th street neighbors and some interested community members.
3. **Review the Board of Trustees' decision to become involved with developing workforce/attainable/affordable housing (using these terms interchangeably). What is the problem?** Manager Charles reviewed the adopted resolution to create a taskforce to help the planning process of developing affordable housing policies. The question was, has there been a survey sent out? Answer the town did a widespread survey sometime back . The question was is there a priority for workers who will benefit from this project? Answer, a boundary will be decided when the process goes further toward development. A power point was presented that shows the town

DOLORES STRONG COMMUNITIES INFRASTRUCTURE GRANT PROGRAM
 DETAIL OF INFRASTRUCTURE IMPROVEMENTS for the STRONGER COMM
 19th Street from Railroad Avenue to Hillside Avenue and Hillside Avenue
 6 dwellings

Curb/gutter, sidewalk		\$348,684	SGM Engine
Road base		\$8,500	Town
Triple Chip/Seal		\$70,560	D&L Constr
Water Tap	\$4,500	\$ 27,000.00	
Installation	\$3,600	\$ 21,600.00	
Sewer Tap	\$4,500	\$27,000	
Installation	\$1,200	\$7,200	
Drainage			
Study		\$10,000	
Estimate construction		\$100,000	
		\$ 620,544.00	

TO: Dolores Housing Task Force

From: Ken Charles

DT: August 22, 2023

RE: Task Force Update and Meeting

As you know there will be a new town manager, Paul Ruud, starting in September. I owe the Task Force an update. I would like to schedule a meeting for next Thursday August 31 at 6:30 p.m. to touch base with you all to set the next stages.

1. Rural Homes has completed their scope of work, which was to ultimately provide us with a sketch plan. They have accomplished this for the 19th street properties. There remains \$13,000 in the contract unspent. We had a conversation with the Department of Local Affairs (DOLA) about how we might strategically engage with Rural Homes for additional work. This is what we discussed:
 - Help the Task Force develop the Deed Restriction document.
 - Develop a financing assistance template that would highlight sources for financial help for the actual development, permanent financing for the home buyers, down payment assistance programs and others.
 - Develop the Request for Qualifications document for a developer partner.
 - Possibly, if funds are still available, engage CDOT and an engineer to work on infrastructure needs (water and sewer) for our 1.4-acre property east of town.
2. In August we applied to DOLA for funding to help with public infrastructure improvements for the 19th street project. This includes paying for the tap fees and the installation costs, applying a hard surface to 19th street and Hillside Avenue, installing curb/gutter and sidewalk, and designing a drainage improvement plan and build the drainage improvements.
3. The Planning Commission and Town Board have reviewed and adopted ordinances 565 and 566 amending the land use code to promote affordable housing. Both can be found on the town website: <https://townofdolores.colorado.gov/government/ordinances>
4. A meeting agenda item will be a discussion and possible recommendation to the town board to:
 - proceed with developing the parcels for affordable housing. That direction should include:
 - agreement to consider selling/gifting/leasing the parcels for development, with appropriate restrictions of course,
 - Support to apply for additional grants/assistance to support the development,
 - Direction to proceed with Rural Homes or another developer.